

PLANNING COMMISSION REPORT



MEETING DATE: July 13, 2005

ITEM NO. _____ GOAL: Coordinate Planning to Balance Infrastructure

SUBJECT **La Rosa Place - 20-ZN-2004**

REQUEST Request to rezone from Single Family Residential District (R1-7) to Multiple Family Residential District (R-5) on a .8 +/- acre parcel located at 2919 N 75th Place, 7520 E Thomas Road and 2913 N 75th Place.

Key Items for Consideration:

- The properties have Multi-family (R-5) zoning along the east, west and north sides of the site
- The rezoning will allow conversion of the three (3) properties from single to multi-family use and permit approximately 9-15 town houses
- No adverse public comment has been received on this project

Related Policies, References:

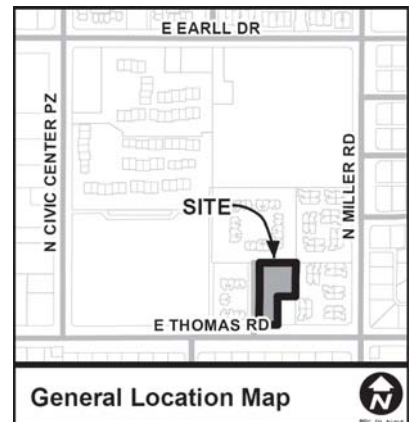
- Case 44-ZN-1965 rezoned the site to R1-7 in 1965.
- Case 63-ZN-1970 rezoned adjoining properties to the southeast and southwest from R1-7 to R-5 in 1970.

OWNER/APPLICANT
CONTACT

Rodney Schnuelle
602-332-7006

LOCATION

2919 N 75th Place, 2913 N. 75th Place
and 7520 E. Thomas Road, located at
the northwest corner of Thomas Road
and 75th Place, west of Miller Road



BACKGROUND

Zoning.

The site is currently zoned Single Family Residential (R1-7) District. This zoning district allows for single-family homes on lots of 7,000 square feet or more. The request is to rezone the properties to Multi-family Residential (R-5) District to allow redevelopment of the site for townhouse with densities of approximately 15 dwellings per acre. In addition, the R-5 District also permits individual single-family residences, as permitted uses on lots.

General Plan.

The General Plan Land Use Element designates the property as Urban Neighborhoods. This category includes single-family residences on small lots and medium and high-density residential developments situated within suitable locations. The Urban Neighborhood category supports the R-5 and the existing zoning district.

Context.

This subdivision is located along the east side of 75th Place at the northeast corner of Thomas Road and 75th Place. The surrounding property is,

- To the east Villa at Belagio Condominium (R-5),
- To west and north sides Crystal Springs Condominium (R-5).
- Toward the south are Thomas Road and a R1-7 residential neighborhood south of the road.

History.

The 3 separately owned lots that comprise this application have continued to be used for single family residences until this time, while multi-family residential development has occurred around this property to the east, west and north sides. The lots are an “island” of single-family residential zoned properties, surrounded by multi-family residential zoned lands. When the application was submitted about one year ago, only 2 of the current 3 properties were included in the application. Subsequently, the owner of the 3rd or middle lot has agreed to include his property in the rezoning request.

APPLICANT’S
PROPOSAL

Goal/Purpose of Request.

The request is to rezone 3 existing residential lots to Multi-family Residential (R-5) District. The rezoning will permit redevelopment of the sites to develop them for townhouse development. Each of the lots may be developed with 3 to 5 town homes for a total of approximately 9-15 units, to provide an overall density of 15-18 dwellings per acre. The lots have individual access to 75th Place (50 foot wide local residential street) along the west side. No direct access is provided to Thomas Road to the south.

Key Issues.

- Proposed townhouses will be 2 and 3 stories and be subject to DRB approval to assure compatibility with adjacent development
- Individual lots may be developed with townhouses whether individually, or in combination with another lot(s)

Development information.

- *Existing Use:* Single family residential lots
- *Buildings/Description:* Existing homes on 2 lots, 1 lot is vacant, proposed density is 9-15 townhouse units
- *Parcel Size:* 3 lots of 11,978 square feet +/- each for a total of approximately 35,734 square feet (0.82 acres) or 39,700 sq. ft. gross
- *Building Height Allowed:* 36 feet, proposed townhouses will be 2 and 3 stories and have heights of 28 to 36 feet (see Attachment #9 for conceptual site plan and elevations)
- *Existing Building Height:* 16 feet, more or less

IMPACT ANALYSIS

Traffic.

Traffic generation from the site is anticipated to be between 98 and 150 vehicles per day depending on density. All traffic will access the site from 75th Place (50 foot wide local residential street) along the west side of the property. 75th Place connects with Thomas Road (55 foot wide major collector) at the unsignalized, full access intersection, situated about 470 feet west of the Miller- Thomas Road intersection. Traffic from the approximate 80 unit Crystal Springs condominium project also has access from Thomas Road along 75th Place. The developer will provide half street improvements to 75th Place including completing pavement width along with curb, gutter and sidewalk construction. Additional traffic added to the street and to the Thomas Road intersection is anticipated to be at acceptable levels and within the traffic capacities of both roads.

Water/Sewer.

City sewer and water facilities exist within 75th Place, along the frontage of the properties. Sewer and water connections will be provided from the site to the development at the developer's cost and will have no impact on the existing system.

Fire.

The Fire Department has reviewed the application and indicates adequate fire protection access is provided to the site.

Schools District comments/review.

The Scottsdale Unified School District has been notified of this application. No objections have been expressed regarding this proposal.

Community involvement.

Project Under Consideration signs were posted on the site in June 2004. A notification letter was sent to approximately 200 adjacent property owners regarding an open house about rezoning the site. Ten (10) people attended the meeting, primarily requesting information on the project. A follow-up neighborhood notification mailing was sent on June 25, 2005. No objection has been received on this case.

Community Impact.

Adjoining uses contain the same zoning as proposed on the site. Rezoning and improvement of the site will result in development of an existing vacant lot, and demolition of an older residence with redevelopment for townhouse condominium or apartment uses. 75th Place will be upgraded including completing pavement width and curb, gutter and sidewalk construction.

STAFF
RECOMMENDATION**Recommended Approach:**

Staff recommends approval, subject to the attached stipulations.

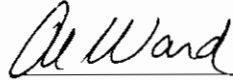
RESPONSIBLE
DEPT(S)

Planning and Development Services Department
Current Planning Services

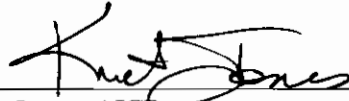
STAFF CONTACT(S)

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APPROVED BY



Al Ward
Report Author



Kurt Jones, AICP
Director, Current Planning

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Land Use Map
4. Zoning Map
5. Stipulations
6. Additional Information
7. Citizen Involvement
8. City Notification Map
9. Site Plan

Re-zoning Request

Parcels for Re-Zoning

Lot #1

Parcel 130-19-001

2919 N. 75th Place

Existing use or improvements: Vacant Land. Existing house was removed from site.

Permit #067135

Lot #2

Parcel 130-19-002

2913 N. 75th Place

Existing single family house.

Lot #4

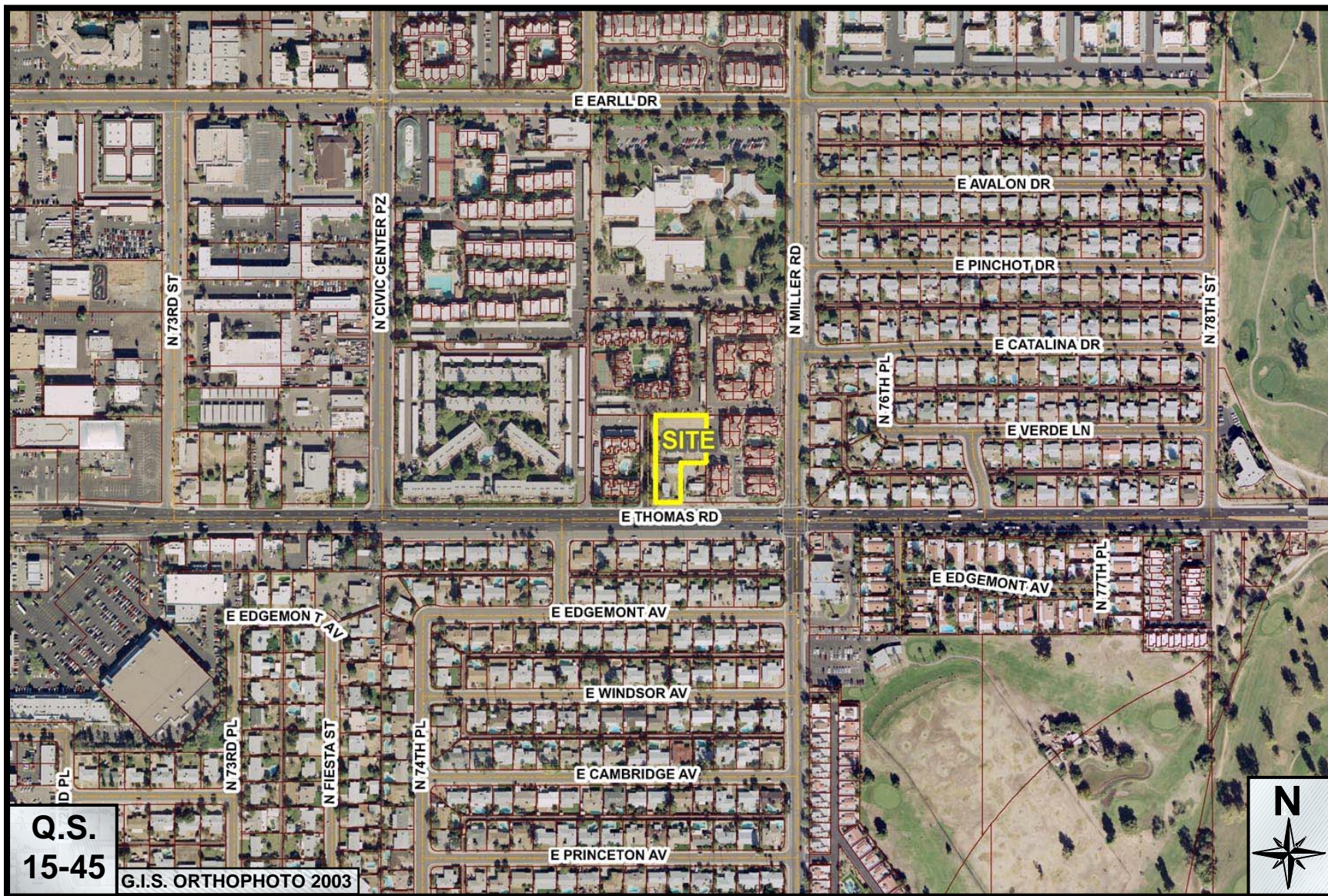
130-19-004

7520 E. Thomas

Existing use or improvements: Existing single family residence.

Re-Zoning Request

The above parcels owners wish to change from the existing R-1 zoning to multi-family zoning. We are the R-1 parcels surrounded by R-5 zoning and developments. We are currently inconsistent with the adjoining properties and use. We are requesting to be re-zoned to R-5. This R-5 zoning would provide a consistent density development and use similar to the adjacent existing R-5 developments. The adjacent R-5 developments are individually owned or rented residential multi-family units.



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ATTACHMENT #2



Q.S.
15-45

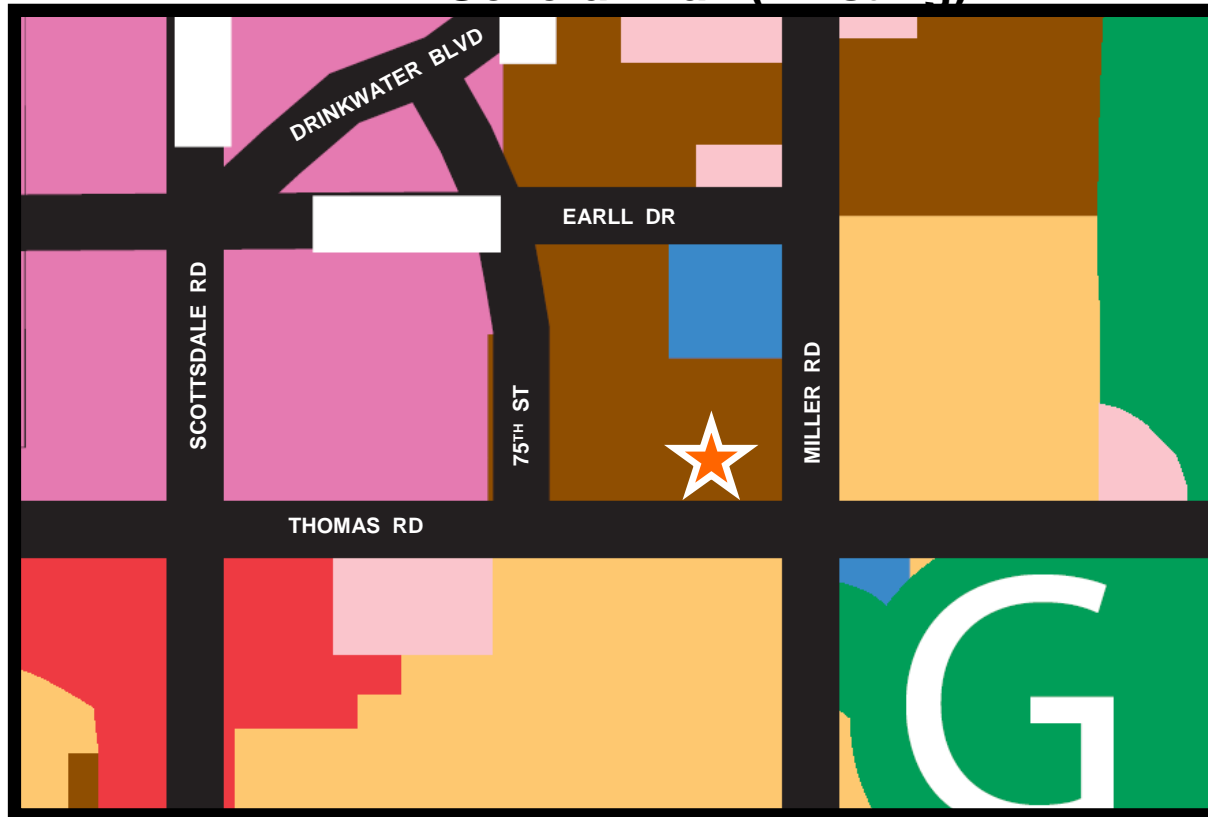
G.I.S. ORTHOPHOTO 2003

Schnuelle / Harper

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ATTACHMENT #2A

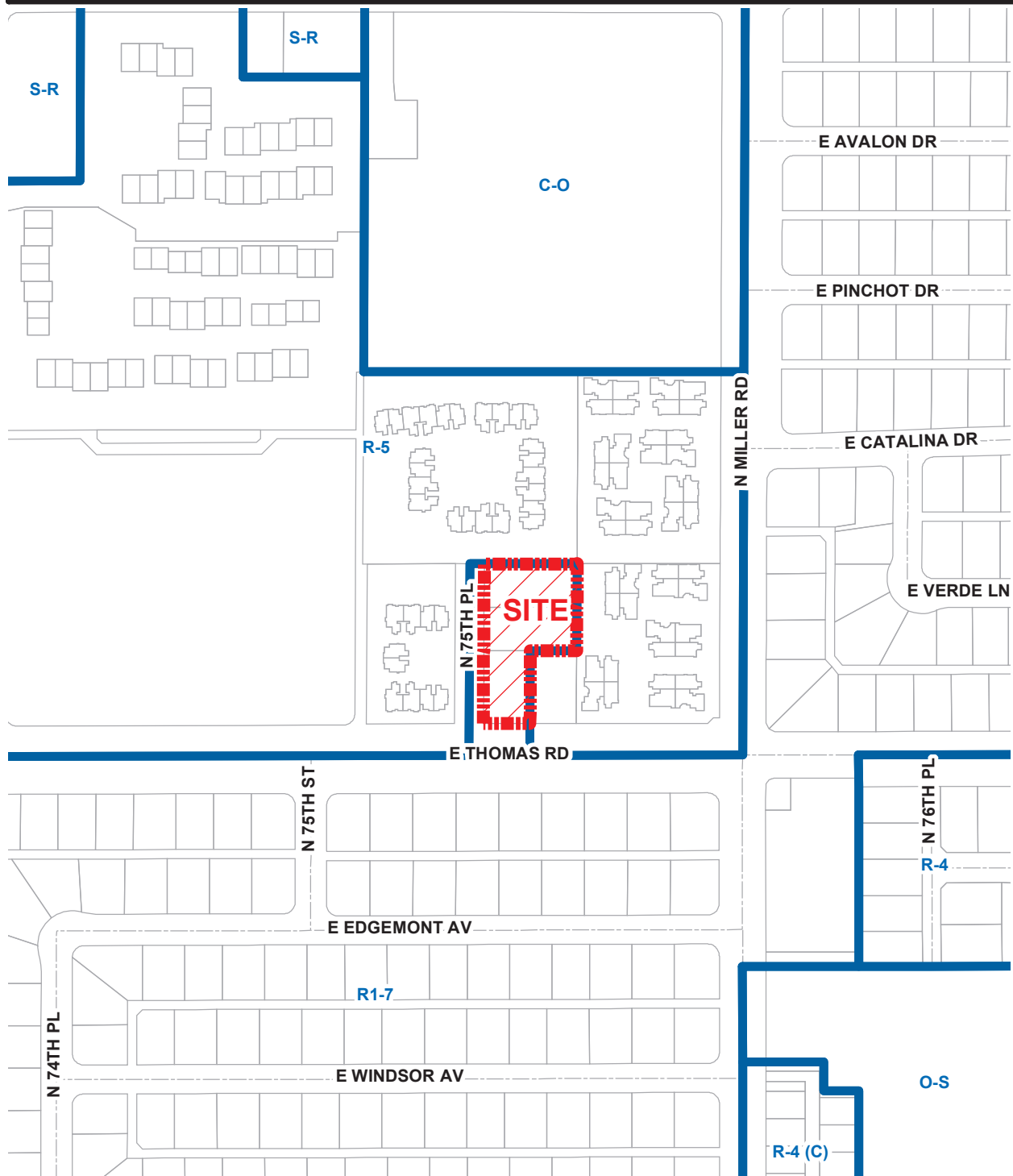
General Plan (Existing)



20-ZN-2004
ATTACHMENT #3

Adopted by City Council October 30, 2001
Ratified by Scottsdale voters March 12, 2002
revised to show McDowell Sonoran Preserve as of August 2003
Revised to reflect Case 4-GP-2002, adopted by City Council October 29, 2002

Rezone from Single Family Residential District (R1-7) to Multiple Family Residential District (R-5)



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ATTACHMENT #4



STIPULATIONS FOR CASE 20-ZN-2004

PLANNING/ DEVELOPMENT

1. CONFORMANCE TO SITE PLAN. Development shall conform to the conceptual site plan submitted by RS Design and dated 6/27/05 by the City. These stipulations take precedence over the above-referenced site plan, which is submitted for conceptual design and density purposes only. Specific design and density shall be subject to conformance to the requirements of the Zoning Ordinance and approval by the Development Review Board.
2. PEDESTRIAN ACCESS. With the Development Review Board submittal, the developer shall submit a plan providing pedestrian access on the site and from the site to 75th Place.

CIRCULATION

1. STREET CONSTRUCTION. Before issuance of any certificate of occupancy for the site, the developer shall dedicate the following right-of-way and construct the following street improvements, in conformance with the Design Standards and Policies Manual:

Street Name/Type	Dedications	Improvements	Notes
75 th Place (Local Residential)	25 ft. half street r/w (existing)	Half street improvements	See notes below.

- a. The streets for this site shall be designed and constructed to the Local Residential Street requirements of the City of Scottsdale ESL Road Design Standards. Five foot wide sidewalks are required on both sides of the local residential streets for lots less than 20,000 square feet in area.
 - b. The developer shall provide a five-foot sidewalk along 75th Place or an approved alternate pedestrian route, as determined by city staff.
 - c. The Developer shall construct half street improvements to 75th Place including completing pavement width along with curb, gutter and sidewalk to a standard as determined by the City staff.
2. ACCESS RESTRICTIONS. Before issuance of any certificate of occupancy for the site, the developer shall construct the following access to the site. Access to the site shall conform to the following restrictions (distances measured to the driveway or street centerlines):
 - a. Thomas Road - The developer shall dedicate a one-foot wide vehicular non-access easement on this street except at the approved street entrance.
 - b. 75th Place - There shall be a maximum of two (2) site driveways from the northerly 2 lots onto 75th Place with a minimum of 60 feet between the driveways.

DRAINAGE AND FLOOD CONTROL

1. CONCEPTUAL DRAINAGE REPORT. With the Development Review Board submittal, the developer shall submit a conceptual drainage report and plan subject to city staff approval. The conceptual report and plan shall conform to the Design Standards and Policies Manual - Drainage Report Preparation. In addition, the conceptual drainage report and plan shall:
 - a. Demonstrate how the storm water storage requirement is satisfied, indicating the location, volume and drainage area of all storage.

- b. Include flood zone information to establish the basis for determining finish floor elevations in conformance with the Scottsdale Revised Code.
2. STORM WATER STORAGE REQUIREMENT. Before improvement plan approval, the developer shall submit a final drainage report and plan which calculates the storm water storage volume required, V_r , and the volume provided, V_p , using the 100-year, 2-hour storm event.
3. STORM WATER STORAGE EASEMENTS. With the Development Review Board submittal, the developer shall submit a site plan subject to city staff approval. The site plan shall include and identify tracts with easements dedicated for the purposes of storm water storage, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual.

ADDITIONAL INFORMATION FOR CASE 20-ZN-2004

PLANNING/DEVELOPMENT

1. **DENSITY CONTINGENCIES.** The approved density for each parcel may be decreased due to drainage issues, topography, NAOS requirements, and other site planning concerns which will need to be resolved at the time of preliminary plat or site plan approval. Appropriate design solutions to these constraints may preclude achievement of the proposed units or density on any or all parcels.
2. **DEVELOPMENT CONTINGENCIES.** The approved development program, including intensity, may be changed due to drainage issues, topography, NAOS requirements, and other site planning concerns which will need to be resolved at the time of preliminary plat or site plan approval. Appropriate design solutions to these constraints may preclude achievement of the proposed development program.
3. **FINAL UNIT LOCATION.** The specific location of each unit shall be subject to Development Review Board approval.
4. **DEVELOPMENT REVIEW BOARD.** The City Council directs the Development Review Board's attention to:
 - a. a submittal containing site plan, landscape plan, building elevations and materials and colors,
 - b. wall design,
 - c. the type, height, design, and intensity of proposed lighting on the site, to ensure that it is compatible with the adjacent use,
 - d. streetscape buffers,
 - e. improvement plans for common open space, common buildings and/or walls, and amenities such as ramadas, landscape buffers on public and/or private property (back-of-curb to right-of-way or access easement line included).
 - f. major stormwater management systems,

ENGINEERING

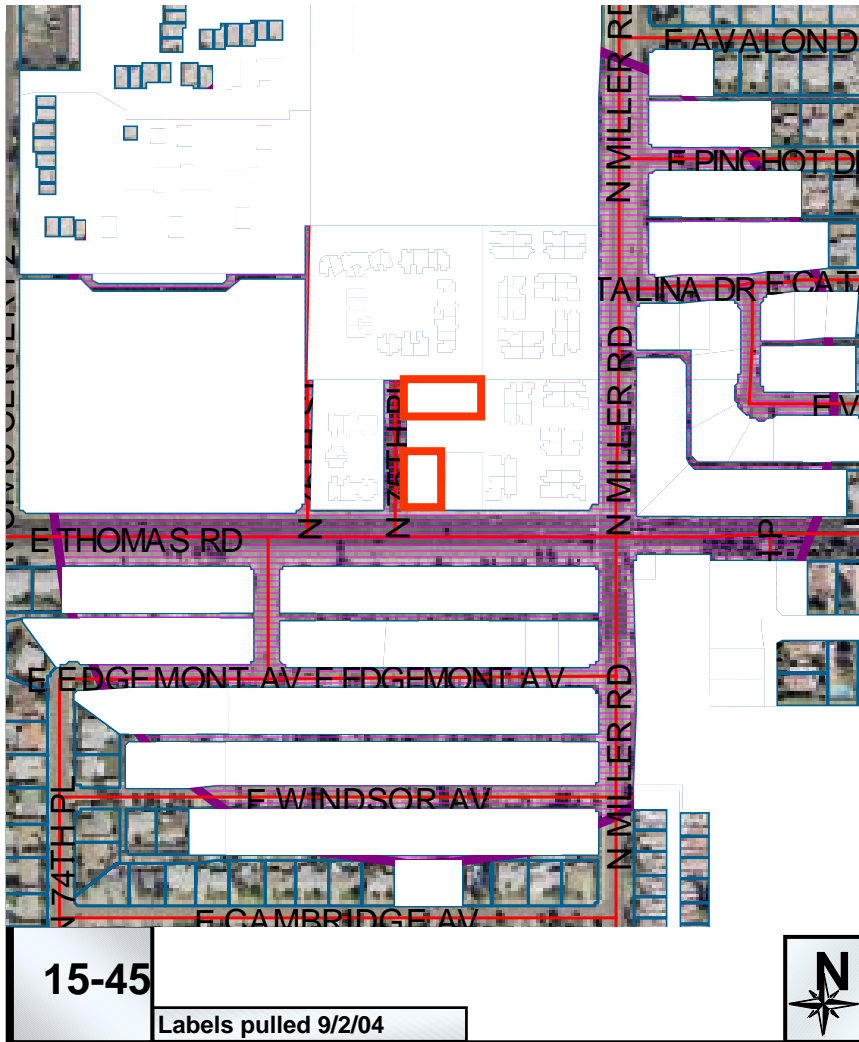
1. **RESPONSIBILITY FOR CONSTRUCTION OF INFRASTRUCTURE.** The developer shall be responsible for all improvements associated with the development or phase of the development and/or required for access or service to the development or phase of the development. Improvements shall include, but not be limited to washes, storm drains, drainage structures, water systems, sanitary sewer systems, curbs and gutters, paving, sidewalks, streetlights, street signs, and landscaping. The granting of zoning/use permit does not and shall not commit the city to provide any of these improvements.

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Attachment #7 Citizen Involvement

The above attachment is on file at the City of
Scottsdale Current Planning office,
7447 E Indian School Road, Suite 105.

City Notifications – Mailing List Selection Map



Map Legend:



Site Boundary



Properties within 750-feet

Additional Notifications:

- Interested Parties
- Casa Requena Homeowner's Association
- Crystal Springs II, Inc.
- Coronado Park Estates II Homeowners Association

La Rosa Place

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ATTACHMENT #8

